



## Senate

General Assembly

**File No. 629**

February Session, 2018

Substitute Senate Bill No. 527

*Senate, April 23, 2018*

The Committee on Finance, Revenue and Bonding reported through SEN. FONFARA of the 1st Dist. and SEN. FRANTZ, L. of the 36th Dist., Chairpersons of the Committee on the part of the Senate, that the substitute bill ought to pass.

***AN ACT ESTABLISHING THE TRANSPORTATION CENTER  
IMPROVEMENT DISTRICT WITHIN THE CITY OF STAMFORD.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1      Section 1. (*Effective from passage*) (a) As used in this section, unless  
2      the context otherwise requires:

3      (1) "District" means that certain real property, situated in the city of  
4      Stamford, the County of Fairfield and the state of Connecticut, the  
5      Transportation Center Improvement District, a body politic and  
6      corporate and deemed to be established pursuant to section 7-325 of  
7      the general statutes, consisting of the area bounded and described as  
8      follows: Beginning at the intersection of the northerly street line of  
9      Henry Street with the easterly street line of Garden Street; thence  
10     westerly across Garden Street to the intersection of the northerly street  
11     line of Henry Street with the westerly street line of Garden Street;  
12     thence westerly along the northerly street line of Henry Street to its  
13     intersection with the easterly side of tax parcel 002-3543; thence

14 northerly and westerly along tax parcel 002-3543 to the easterly street  
15 line of Atlantic Street; thence southerly along the easterly street line of  
16 Atlantic Street to the southerly side of tax parcel 001-7602; thence  
17 easterly and northerly along tax parcel 001-7602 and along the easterly  
18 side of tax parcel 001-7601 to the southerly street line of Woodland  
19 Avenue; thence easterly along the southerly street line of Woodland  
20 Avenue to the westerly side of tax parcel 001-2412; thence southerly,  
21 easterly and northerly along tax parcel 001-2412 to the southerly street  
22 line of Woodland Avenue; thence across Woodland Avenue to the  
23 intersection of the northerly street line of Woodland Avenue with the  
24 westerly side of tax parcel 002-6124; thence easterly along the northerly  
25 street line of Woodland Avenue to its intersection with the easterly  
26 side of tax parcel 002-5910; thence northerly and easterly along the  
27 easterly and southerly sides of tax parcel 002-5910 to the westerly  
28 street line of Pacific Street; thence southerly along the westerly street  
29 line of Pacific Street to its intersection with the northerly side of tax  
30 parcel 001-6356; thence westerly and southerly along the northerly and  
31 westerly sides of tax parcel 001-6356 to the northerly street line of  
32 Woodland Avenue; thence easterly along the northerly street line of  
33 Woodland Avenue to its intersection with the westerly street line of  
34 Pacific Street; thence southerly across Woodland Avenue to the  
35 southerly street line of Woodland Avenue at its intersection with the  
36 westerly street line of Pacific Street; thence westerly along the  
37 southerly side of Woodland Avenue to the westerly side of tax parcel  
38 000-1187; thence along the westerly, southerly and easterly sides of tax  
39 parcel 000-1187 to the southerly side of tax parcel 001-2162; thence  
40 easterly along the southerly side of tax parcel 001-2162 to the westerly  
41 street line of Pacific Street; thence southerly along the westerly street  
42 line of Pacific Street to the northerly side of tax parcel 004-4847; thence  
43 westerly along the northerly sides of tax parcels 004-4847, 004-4854,  
44 004-4846 and 001-0351 to the easterly street line of Atlantic Street;  
45 thence across Atlantic Street to the intersection of the westerly street  
46 line of Atlantic Street with the southerly side of tax parcel 004-5221;  
47 thence northerly along the westerly street line of Atlantic Street to the  
48 southerly street line of Henry Street; thence westerly along the

49 southerly street line of Henry Street to the easterly street line of  
50 Washington Boulevard; thence across Washington Boulevard to the  
51 westerly street line of Washington Boulevard at a point on the easterly  
52 side of tax parcel 001-6115; thence southerly along the westerly street  
53 line of Washington Boulevard to the northerly side of tax parcel 000-  
54 8595; thence along the northerly, westerly and southerly sides of tax  
55 parcel 000-8595 to the westerly street line of Washington Boulevard;  
56 thence southerly along the westerly street line of Washington  
57 Boulevard to the northerly street line of Pulaski Street; thence westerly  
58 along the northerly street line of Pulaski Street to its intersection with  
59 the easterly street line of tax parcel 001-7131; thence northerly,  
60 westerly and southerly along the sides of tax parcel 001-7131 to the  
61 northerly street line of Pulaski Street; thence westerly along the  
62 northerly street line of Pulaski Street to the Mean High Water Street  
63 line of the easterly side of the Rippowam River; thence northerly along  
64 the Mean High Water Street line of the Rippowam River to the  
65 southerly side of tax parcel 002-6912; thence easterly along the  
66 southerly side of tax parcel 001-6912 to the westerly street line of  
67 Washington Boulevard; thence southerly along the westerly street line  
68 of Washington Boulevard to a point opposite the intersection of the  
69 easterly street line of Washington Boulevard with the northerly street  
70 line of Henry Street; thence across Washington Boulevard to the  
71 intersection of the easterly street line of Washington Boulevard with  
72 the northerly street line of Henry Street; thence easterly along the  
73 northerly street line of Henry Street to its intersection with the  
74 westerly street line of Atlantic Street; thence northerly along the  
75 westerly street line of Atlantic Street to a point opposite the  
76 intersection of the easterly street line of Atlantic Street with the  
77 southerly side of tax parcel 000-8473; thence across Atlantic Street to  
78 the intersection of the easterly street line of Atlantic Street with the  
79 southerly side of tax parcel 000-8473; thence easterly and northerly  
80 along the southerly and easterly sides of tax parcel 000-8473 and along  
81 the easterly side of tax parcel 000-8476 and along the easterly and  
82 northerly sides of tax parcel 004-2159 to the easterly street line of  
83 Atlantic Street; thence northerly along the easterly street line of

84 Atlantic Street to its intersection with the southerly street line of Dock  
85 Street; thence easterly along the southerly street line of Dock Street to  
86 its intersection with the westerly side of tax parcel 002-2255; thence  
87 southerly along the westerly sides of tax parcels 002-2255, 001-2055,  
88 001-2056, 001-8693, 001-9287, 001-7289 and 001-7290 to the northerly  
89 side of tax parcel 001-7285; thence westerly along the northerly side of  
90 tax parcel 001-7285 to the easterly street line of Garden Street; thence  
91 southerly along the easterly street line of Garden Street to the point of  
92 beginning. The district boundaries shall also include any off-site  
93 locations mandated by any permitting agency for improvements  
94 associated with any project within the district.

95 (2) "Voter" means (A) any person who is an elector of the district, (B)  
96 any citizen of the United States of the age of eighteen years or more  
97 who, jointly or severally, is liable to the district for taxes assessed  
98 against such citizen on an assessment of not less than one thousand  
99 dollars on the last-completed grand list of such district, as the case may  
100 be, or who would be so liable if not entitled to an exemption under  
101 subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general  
102 statutes, or (C) a holder of record of an interest in real property within  
103 the district.

104 (3) "Bonds" means bonds, notes or other obligations, including  
105 refunding bonds, notes and other obligations, authorized by this  
106 section.

107 (b) (1) (A) Upon the petition of five or more persons eligible to vote  
108 in the city of Stamford, specifying the district for any or all of the  
109 purposes set forth in this section, the mayor of said city shall call a  
110 meeting of the voters to act upon such petition, which meeting shall be  
111 held at such place within said city and such hour as the mayor  
112 designates, not later than thirty days after such petition has been  
113 received by the mayor. Such meeting shall be called by publication of a  
114 written notice of the same, signed by the mayor, at least fourteen days  
115 before the time fixed for such meeting in two successive issues of a  
116 newspaper published or circulated in said city. Not later than twenty-

117 four hours before such meeting, (i) two hundred or more voters or ten  
118 per cent of the total number of voters of such proposed district,  
119 whichever is less, may petition the mayor, in writing, for a referendum  
120 of the voters of such proposed district, or (ii) the mayor in his or her  
121 discretion may order a referendum of the voters of such proposed  
122 district, on the sole question of whether the proposed district should  
123 be established.

124 (B) Any such referendum shall be held not less than seven days or  
125 more than fourteen days after the receipt of such petition or the date of  
126 such order, on a day to be set by the mayor for a vote by paper ballots  
127 or by a "yes" or "no" vote on the voting machines, during the hours  
128 between twelve o'clock noon and eight o'clock p.m., except that said  
129 city may, by vote of its board of representatives, provide for an earlier  
130 hour for opening the polls but not earlier than six o'clock a.m.,  
131 notwithstanding the provisions of any special act. If voters  
132 representing at least two-thirds of the assessments of holders of record  
133 within the proposed district cast votes in such referendum in favor of  
134 establishing the proposed district, the mayor shall reconvene such  
135 meeting not later than seven days after the day on which the  
136 referendum is held.

137 (C) Upon approval of the petition for the proposed district by voters  
138 representing at least two-thirds of the assessments of holders of record  
139 within the proposed district present at such meeting, or if a  
140 referendum is held, upon the reconvening of such meeting after the  
141 referendum, the voters may name the district and, upon the vote of  
142 voters representing a majority of assessments of holders of record  
143 within the proposed district, choose necessary officers therefor to hold  
144 office until the first annual meeting thereof; and the district shall, upon  
145 the filing of the first report filed in the manner provided in subsection  
146 (c) of section 7-325 of the general statutes, thereupon be a body  
147 corporate and politic and have the powers provided in sections 7-324  
148 to 7-329, inclusive, of the general statutes, not inconsistent with the  
149 general statutes or this section, in relation to the objects for which it  
150 was established, that are necessary for the accomplishment of such

151 objects, including the power to lay and collect taxes. The clerk of such  
152 district shall cause its name and a description of its territorial limits  
153 and of any additions that may be made thereto to be recorded in, and a  
154 caveat be placed upon, the land records of the city of Stamford.

155       (2) At the meeting called for the purpose of establishing the district  
156 as provided in subdivision (1) of this subsection, the voters may  
157 establish the district for any or all of the following purposes: To  
158 extinguish fires; to light streets; to plant and care for shade and  
159 ornamental trees; to plan, lay out, acquire, construct, maintain and  
160 finance transportation improvements, roads, sidewalks, crosswalks,  
161 drains, sewers and sewage treatment facilities, utility improvements  
162 and connections, parking facilities, open space, bulkhead repairs,  
163 dredging and construction, environmental remediation and other  
164 infrastructure improvements; to acquire, construct, maintain and  
165 regulate the use of recreational and other public facilities; to plan, lay  
166 out, acquire, construct, reconstruct, repair, maintain, supervise and  
167 manage a flood or erosion control system; and to plan, lay out, acquire,  
168 construct, maintain, operate, finance and regulate the use of a  
169 community water system, all as referred to in this section as the  
170 "improvements". The district may contract with a town, city, borough  
171 or other district for carrying out any of the purposes or the purchase or  
172 sale of any of the improvements for which such district was  
173 established.

174       (3) (A) At the meeting called for the purpose of establishing the  
175 district as provided in subdivision (1) of this subsection, the voters  
176 shall fix the date of the annual meeting of the voters for the election of  
177 district officers and the transaction of such other business as may  
178 properly come before such annual meeting.

179       (B) At such organizational meeting of the district, the voters shall  
180 elect a president, vice president, five directors, a clerk and a treasurer  
181 to serve until the first annual meeting for the election of officers and  
182 thereafter such officers shall be elected annually, provided, upon its  
183 organization and at all times thereafter, one director may be appointed

184 by the mayor of the city of Stamford. The directors not appointed by  
185 the mayor shall be elected to serve for one, two, three or four years,  
186 respectively, and thereafter such directors, as each term ends, shall be  
187 elected to serve four-year terms. Not less than three members of the  
188 board of directors shall be residents of the state of Connecticut. Subject  
189 to the provisions of subdivision (4) of this subsection, not fewer than  
190 fifteen voters of the district shall constitute a quorum for the  
191 transaction of business at such organizational meeting of the district;  
192 and if fifteen voters are not present at such meeting, the mayor may  
193 adjourn such meeting from time to time, until at least fifteen voters are  
194 present.

195 (C) Special meetings of the district may be called on the application  
196 of ten per cent of the total number of voters of such district or twenty  
197 of the voters of such district, whichever is less, or by the president or  
198 any three directors upon giving notice as provided in this subdivision.  
199 Any special meeting called on the application of the voters shall be  
200 held not later than twenty-one days after receiving such application.  
201 Notice of the holding of the annual meeting and all special meetings  
202 shall be given by publication of a notice of such meetings in a  
203 newspaper having a general circulation in such district at least ten  
204 days before the day of such meetings, signed by the president or any  
205 three directors, which notice shall designate the time and place of such  
206 meetings and the business to be transacted thereat. Two hundred or  
207 more persons or ten per cent of the total number of voters of such  
208 district, whichever is less, may petition the clerk of such district, in  
209 writing, at least twenty-four hours prior to any such meeting,  
210 requesting that any item or items on the call of such meeting be  
211 submitted to the voters not less than seven days or more than fourteen  
212 days thereafter, on a day to be set by the district meeting or, if the  
213 district meeting does not set a date, by the board of directors, or a vote  
214 by paper ballots or by a "yes" or "no" vote on the voting machines,  
215 during the hours between twelve o'clock noon and eight o'clock p.m.,  
216 except that the district may, by vote of its board of directors, provide  
217 for an earlier hour for opening the polls but not earlier than six o'clock  
218 a.m. The paper ballots or voting machine ballot labels, as the case may

219 be, shall be provided by the clerk. When such a petition has been filed  
220 with the clerk, the president, after completion of other business and  
221 after reasonable discussion, shall adjourn such meeting and order such  
222 vote on such item or items in accordance with the petition; and any  
223 item so voted may be rescinded in the same manner. The clerk shall  
224 phrase such item or items in a form suitable for printing on such paper  
225 ballots or ballot labels.

226 (D) Subject to the provisions of subdivision (4) of this subsection,  
227 not fewer than fifteen voters of the district shall constitute a quorum  
228 for the transaction of business at any meeting of the district; and if  
229 fifteen voters are not present at such meeting, the president of the  
230 district or, in such president's absence, the vice president, may adjourn  
231 such meeting from time to time, until at least fifteen voters are present;  
232 and all meetings of the district where a quorum is present may be  
233 adjourned from time to time by a vote of a majority of the voters  
234 voting on the question. At any annual or special meeting, the voters  
235 may, by a majority vote of those present, discontinue any purposes for  
236 which the district is established or undertake any additional purpose  
237 or purposes enumerated in subdivision (2) of this subsection.

238 (4) (A) A quorum for the transaction of business at the meeting  
239 called for the purpose of establishing the district, as provided in  
240 subdivisions (1) and (3) of this subsection, shall be either fifteen voters  
241 of such district or a majority of the holders of record of interests in real  
242 property within such district, as long as the assessments of such  
243 holders of record constitute more than one-half of the total of  
244 assessments for all interests in real property within such district. If  
245 fifteen voters or a majority of the holders of record of interests in real  
246 property within such district are not present at such meeting or the  
247 assessments of such holders of record constitute less than one-half of  
248 the total of assessments for all interests in real property within such  
249 district, the mayor may adjourn such meeting, from time to time, until  
250 at least fifteen voters or a majority of the holders of record of interests  
251 in real property within such district are present and the assessments of  
252 such holders of record constitute more than one-half of the total of



253 assessments for all interests in real property within such district.

254 (B) For the transaction of business at any other meeting of the  
255 district, a quorum shall be either fifteen voters of the district or a  
256 majority of the holders of record of interests in real property within  
257 such district, as long as the assessments for such holders of record  
258 constitute more than one-half of the total of assessments for all  
259 interests in real property within such district. If fifteen voters or a  
260 majority of the holders of record of interests in real property within  
261 such district are not present at such meeting or the assessments of such  
262 holders of record constitute less than one-half of the total assessments  
263 for all interests in real property within such district, the president of  
264 the district, or in such president's absence, the vice president, may  
265 adjourn such meeting, from time to time, until at least fifteen voters or  
266 a majority of the holders of record of interests in real property within  
267 such district are present and the assessments of such holders of record  
268 constitute more than one-half of the total of assessments for all  
269 interests in real property within such district.

270 (5) In any case in which an action for a vote by the voters of the  
271 district is to be initiated by the petition of such voters, in addition to  
272 such other requirements as the general statutes or any special act may  
273 impose, such petition shall be on a form prescribed or approved by the  
274 clerk of such district and each page of such petition shall contain a  
275 statement, signed under penalties of false statement, by the person  
276 who circulated the same, setting forth such circulator's name and  
277 address and stating that each person whose name appears on said  
278 page signed the same in person in the presence of such circulator, that  
279 the circulator either knows each such signer or that the signer  
280 satisfactorily identified himself to the circulator and that all the  
281 signatures on said page were obtained not earlier than six months  
282 prior to the filing of such petition. Any page of a petition that does not  
283 contain such a statement by the circulator shall be invalid. Any  
284 circulator who makes a false statement in the statement hereinbefore  
285 provided shall be subject to the penalty provided for false statement.  
286 No petition shall be valid for any action for a vote by the voters at any

287 regular or special district meeting unless such petition is circulated by  
288 a voter eligible to vote in such district.

289 (c) Whenever the officers of such district vote to terminate its  
290 corporate existence and whenever a petition signed by ten per cent of  
291 the total voters of such district or twenty of the voters of such district,  
292 whichever is less, applying for a special meeting to vote on the  
293 termination of the district is received by the clerk, the clerk shall call a  
294 special meeting of the voters of such district, the notice of which shall  
295 be signed by the officers thereof, by advertising the same in the same  
296 manner as provided in section 7-325 of the general statutes. Not later  
297 than twenty-four hours before any such meeting, two hundred or more  
298 voters or ten per cent of the total number of voters, whichever is less,  
299 may petition the clerk of the district, in writing, that a referendum on  
300 the question of whether the district should be terminated be held in the  
301 manner provided in section 7-327 of the general statutes. If, at such  
302 meeting, a two-thirds majority of the voters present vote to terminate  
303 the corporate existence of the district, or, if a referendum is held, two-  
304 thirds of the voters casting votes in such referendum vote to terminate  
305 the corporate existence of the district, the officers shall proceed to  
306 terminate the affairs of such district. The district shall pay all  
307 outstanding indebtedness and turn over the balance of the assets of  
308 such district to the city of Stamford, if the board of representatives of  
309 the city authorizes such action. The district may not be terminated  
310 under this subsection until all of its outstanding indebtedness is paid,  
311 unless the board of representatives of the city agrees in writing to  
312 assume such indebtedness. On completion of the duties of the officers  
313 of such district, the clerk shall cause a certificate of the vote of such  
314 meeting to be recorded in the land records of the city of Stamford and  
315 the clerk shall notify the Secretary of the Office of Policy and  
316 Management.

317 (d) (1) For purposes of voting at meetings held by such district, any  
318 tenant in common of any interest in real property shall have a vote  
319 equal to the fraction of such tenant in common's ownership of such  
320 interest. Any joint tenant of any interest in real property shall vote as if

321 each such tenant owned an equal fractional share of such real  
322 property. A corporation shall have its vote cast by the chief executive  
323 officer of such corporation, or such officer's designee. Any entity that is  
324 not a corporation shall have its vote cast by a person authorized by  
325 such entity to cast its vote. No owner shall have more than one vote.

326 (2) No holder of record of an interest in real property shall be  
327 precluded from participating in any district meeting or referendum  
328 because of the form of entity that holds such interest, whether such  
329 holder of record is (A) a corporation, partnership, unincorporated  
330 association, trustee, fiduciary, guardian, conservator or other form of  
331 entity, or any combination thereof, or (B) an individual who holds  
332 interests jointly or in common with another individual or individuals,  
333 or with any one or more of the entities listed in subparagraph (A) of  
334 this subdivision.

335 (e) Notwithstanding any provision of the general statutes, including  
336 sections 7-324 to 7-329, inclusive, of the general statutes, the district  
337 shall have the power to assess, levy and collect benefit assessments  
338 upon the land and buildings in the district that, in its judgment, are  
339 benefited by the improvements.

340 (f) (1) Notwithstanding any provision of the general statutes,  
341 including sections 7-324 to 7-329, inclusive, of the general statutes, the  
342 district shall have the power to fix, revise, charge, collect, abate and  
343 forgive reasonable taxes, fees, rents and benefit assessments, and other  
344 charges for the cost of the improvements, financing costs, operating  
345 expenses and other services and commodities furnished or supplied to  
346 the real property in the district in accordance with the applicable  
347 provisions of the general statutes that apply to districts established  
348 under section 7-325 of the general statutes and this section and in the  
349 manner prescribed by the district. Notwithstanding any provision of  
350 the general statutes, the district may make grants for or pay the entire  
351 cost of any improvements, including the costs of financing such  
352 improvements, capitalized interest and the funding of any reserve  
353 funds necessary to secure such financing or the debt service of bonds

354 or notes issued to finance such costs, from taxes, fees, rents, benefit  
355 assessments or other revenues and may assess, levy and collect such  
356 taxes, fees, rents or benefit assessments concurrently with the issuance  
357 of bonds, notes or other obligations to finance such improvements  
358 based on the estimated cost of the improvements prior to the  
359 acquisition or construction of the improvements or upon the  
360 completion or acquisition of the improvements.

361 (2) Notwithstanding any provision of the general statutes, whenever  
362 the district constructs, improves, extends, equips, rehabilitates, repairs,  
363 acquires or provides a grant for any improvements or finances the cost  
364 of such improvements, such proportion of the cost or estimated cost of  
365 the improvements and financing thereof as determined by the district  
366 may be assessed by the district, referred to in this section as "benefit  
367 assessments", in the manner prescribed by such district, upon the  
368 property benefited by such improvements and the balance of such  
369 costs shall be paid from the general funds of the district. The district  
370 may provide for the payment of such benefit assessments in annual  
371 installments, not exceeding thirty, and may forgive such benefit  
372 assessments in any single year without causing the remainder of  
373 installments of benefit assessments to be forgiven. Benefit assessments  
374 to buildings or structures constructed or expanded after the initial  
375 benefit assessment may be assessed as if the new or expanded  
376 buildings or structures had existed at the time of the original benefit  
377 assessment.

378 (3) In order to provide for the collection and enforcement of its  
379 taxes, fees, rents, benefit assessments and other charges, the district is  
380 hereby granted all the powers and privileges with respect thereto as  
381 districts organized pursuant to section 7-325 of the general statutes,  
382 and as held by the city of Stamford or as otherwise provided in this  
383 section. Such taxes, fees, rents or benefit assessments, if not paid when  
384 due, shall constitute a lien upon the premises served and a charge  
385 against the owners thereof, which lien and charge shall bear interest at  
386 the same rate as delinquent property taxes. Each such lien may be  
387 continued, recorded and released in the manner provided for property

388 tax liens and shall take precedence over all other liens or  
389 encumbrances except a lien for taxes of the city of Stamford. Each such  
390 lien may be continued, recorded and released in the manner provided  
391 for property tax liens.

392 (4) The budget, taxes, fees, rents, benefit assessments and any other  
393 charges of the district of general application shall be adopted and  
394 revised by the board of directors at least annually not more than thirty  
395 days before the beginning of the fiscal year, in accordance with the  
396 procedures to be established by the board, at a meeting called by the  
397 board, assuring that interested persons are afforded notice and an  
398 opportunity to be heard. The board shall hold at least two public  
399 hearings on its schedule of fees, rates, rents, benefit assessments and  
400 other charges or any revision thereof before adoption, notice of which  
401 shall be delivered to the mayor and board of representatives of the city  
402 of Stamford and be published in at least two newspapers of general  
403 circulation in the city of Stamford at least ten days in advance of the  
404 hearing. Not later than the date of the publication, the board of  
405 directors shall make available to the public and deliver to the mayor  
406 and the board of representatives of the city of Stamford the proposed  
407 schedule of fees, rates, rents, benefit assessments and other charges.  
408 The public hearing and appeal procedures provided by section 7-250 of  
409 the general statutes shall apply for all benefit assessments made by the  
410 district, except that the board of directors shall be substituted for the  
411 water pollution control authority. Should the benefit assessments be  
412 assessed and levied prior to the acquisition or construction of the  
413 improvements, then the amount of the benefit assessments shall be  
414 adjusted to reflect the actual cost of the improvements, including all  
415 financing costs, once the improvements have been completed, should  
416 the actual cost be greater than or less than the estimated costs. Benefit  
417 assessments shall be due and payable at such times as are fixed by the  
418 board of directors, provided the district shall give notice of such due  
419 date not less than thirty days prior to such due date by publication in a  
420 newspaper of general circulation in the city of Stamford and by  
421 mailing such notice to the owners of the property assessed at their last-  
422 known address.

423 (g) (1) Notwithstanding any provision of the general statutes,  
424 including sections 7-324 to 7-329, inclusive, of the general statutes,  
425 whenever the district has authorized the acquisition or construction of  
426 the improvements or has made an appropriation therefor, the district  
427 may authorize the issuance of (A) up to two hundred fifty million  
428 dollars of bonds, notes or other obligations, which may be secured as  
429 to both principal and interest by (i) the full faith and credit of the  
430 district, (ii) fees, revenues or benefit assessments, or (iii) a combination  
431 of clauses (i) and (ii) of this subparagraph, (B) bonds, notes or  
432 obligations exclusively secured as to both principal and interest by  
433 fees, revenues, benefit assessments or charges imposed by the district  
434 in relation to the property financed by the bonds, notes or obligations,  
435 and (C) bonds, notes or obligations to refund outstanding bonds, notes  
436 or obligations of the district. All such bonds shall be issued to finance  
437 or refinance the cost of the improvements, the creation and  
438 maintenance of reserves required to sell the bonds and the cost of  
439 issuance of the bonds, provided no bonds shall be issued prior to the  
440 district entering into an interlocal agreement with the city of Stamford,  
441 in accordance with the procedures provided by section 7-339c of the  
442 general statutes, including at least one public hearing on the proposed  
443 agreement and ratification by the board of representatives of the city of  
444 Stamford. Such bonds shall be authorized by resolution of the board of  
445 directors. The district is authorized to secure such bonds by the full  
446 faith and credit of the district or by a pledge of or lien on all or part of  
447 its fees, revenues, benefit assessments or charges. The bonds of each  
448 issue shall be dated, shall bear interest at the rates and shall mature at  
449 the time or times not exceeding thirty years from their date or dates, as  
450 determined by the board of directors of the district, and may be  
451 redeemable before maturity, at the option of said board, at the price or  
452 prices and under the terms and conditions fixed by said board before  
453 the issuance of the bonds. The board of directors shall determine the  
454 form of the bonds and the manner of execution of the bonds, and shall  
455 fix the denomination of the bonds and the place or places of payment  
456 of principal and interest, which may be at any bank or trust company  
457 within the state of Connecticut and other locations as designated by

458 said board. In case any officer whose signature or a facsimile of whose  
459 signature shall appear on any bonds or coupons shall cease to be an  
460 officer before the delivery of the bonds, the signature or facsimile shall  
461 nevertheless be valid and sufficient for all purposes the same as if the  
462 officer had remained in office until the delivery.

463 (2) While any bonds issued by the district remain outstanding, the  
464 powers, duties or existence of the district shall not be diminished or  
465 impaired in any way that will affect adversely the interests and rights  
466 of the holders of the bonds. Bonds issued under this section, unless  
467 otherwise authorized by law, shall not be considered to constitute a  
468 debt of the state of Connecticut or the city of Stamford, or a pledge of  
469 the full faith and credit of the state of Connecticut or the city of  
470 Stamford, but the bonds shall be payable solely by the district or as  
471 special obligations payable from particular district revenues, benefit  
472 assessments or charges. Any bonds issued by the district shall contain  
473 on their face a statement to the effect that neither the state of  
474 Connecticut nor the city of Stamford shall be obliged to pay the  
475 principal of or the interest thereon, and that neither the full faith and  
476 credit or taxing power of the state of Connecticut or the city of  
477 Stamford is pledged to the payment of the bonds. All bonds issued  
478 under this section shall have and are hereby declared to have all the  
479 qualities and incidents of negotiable instruments, as provided in title  
480 42a of the general statutes.

481 (h) (1) The board of directors may authorize that the bonds be  
482 secured by a trust agreement by and between the district and a  
483 corporate trustee, which may be any trust company or bank having the  
484 powers of a trust company within the state of Connecticut. The trust  
485 agreement may pledge or assign the revenues, benefit assessments or  
486 charges. Either the resolution providing for the issuance of bonds or  
487 the trust agreement may contain covenants or provisions for protecting  
488 and enforcing the rights and remedies of the bondholders as may be  
489 necessary, reasonable or appropriate and not in violation of law.

490 (2) All expenses incurred in carrying out the trust agreement may be

491 treated as a part of the cost of the operation of the district. The pledge  
492 by any trust agreement or resolution shall be valid and binding from  
493 time to time when the pledge is made; the revenues or other moneys  
494 so pledged and then held or thereafter received by the board of  
495 directors shall immediately be subject to the lien of the pledge without  
496 any physical delivery thereof or further act; and the lien of the pledge  
497 shall be valid and binding as against all parties having claims of any  
498 kind in tort, contract or otherwise against the board, irrespective of  
499 whether the parties have notice thereof. Notwithstanding any  
500 provision of the Uniform Commercial Code, neither this subsection,  
501 the resolution or any trust agreement by which a pledge is created  
502 need be filed or recorded except in the records of the board, and no  
503 filing need be made under title 42a of the general statutes.

504 (i) Bonds issued under this section are hereby made securities in  
505 which all public officers and public bodies of the state of Connecticut  
506 and its political subdivisions, all insurance companies, trust  
507 companies, banking associations, investment companies, executors,  
508 administrators, trustees and other fiduciaries may properly and legally  
509 invest funds, including capital in their control and belonging to them;  
510 and such bonds shall be securities that may properly and legally be  
511 deposited with and received by any state or municipal officer or any  
512 agency or political subdivision of the state of Connecticut for any  
513 purpose for which the deposit of bonds of the state of Connecticut is  
514 now or may hereafter be authorized by law.

515 (j) Bonds may be issued under this section without obtaining the  
516 consent of the state of Connecticut or the city of Stamford, and without  
517 any proceedings or the happening of any other conditions or things  
518 other than those proceedings, conditions or things that are specifically  
519 required thereof by this section, and the validity of and security for  
520 any bonds issued by the district shall not be affected by the existence  
521 or nonexistence of the consent or other proceedings, conditions or  
522 things.

523 (k) The district and all its receipts, revenues, income and real and



524 personal property shall be exempt from taxation and benefit  
525 assessments and the district shall not be required to pay any tax, excise  
526 or assessment to or from the state of Connecticut or any of its political  
527 subdivisions. The principal and interest on bonds issued by the district  
528 shall be free from taxation at all times, except for estate and gift,  
529 franchise and excise taxes, imposed by the state of Connecticut or any  
530 political subdivision thereof, provided nothing in this section shall act  
531 to limit or restrict the ability of the state of Connecticut or the city of  
532 Stamford to tax the individuals and companies, or their real or  
533 personal property, or any person living or business operating within  
534 the boundaries of the district.

535 (l) The board shall at all times keep accounts of its receipts,  
536 expenditures, disbursements, assets and liabilities, which shall be open  
537 to inspection by a duly appointed officer or duly appointed agent of  
538 the state of Connecticut or the city of Stamford. The fiscal year of the  
539 district shall begin on July first and end on the following June thirtieth  
540 or as otherwise established by section 7-327 of the general statutes. The  
541 district shall be subject to an audit of its accounts in the manner  
542 provided in the general statutes.

543 (m) (1) At such time as any construction or development activity  
544 financed by bonds issued by the district is taking place, the clerk of the  
545 district shall submit project activity reports quarterly to the Secretary  
546 of the Office of Policy and Management and to the chairpersons of the  
547 joint standing committee of the General Assembly having cognizance  
548 of matters relating to finance, revenue and bonding.

549 (2) The district shall take affirmative steps to provide for the full  
550 disclosure of information relating to the public financing and  
551 maintenance of improvements to real property undertaken by the  
552 district. Such information shall be provided to any existing residents  
553 and to all prospective residents of the district. The district shall furnish  
554 each developer of a residential development within the district with  
555 sufficient copies of such information to provide each prospective initial  
556 purchaser of property in such district with a copy, and any developer

557 of a residential development within the district, when required by law  
558 to provide a public offering statement, shall include a copy of such  
559 information relating to the public financing and maintenance of  
560 improvements in the public offering statement.

561 (n) (1) This section shall be deemed to provide an additional,  
562 alternative and complete method of accomplishing the purposes of this  
563 section and exercising the powers authorized hereby and shall be  
564 deemed and construed to be supplemental and additional to, and not  
565 in derogation of, powers conferred upon the district by law and  
566 particularly by sections 7-324 to 7-329, inclusive, of the general  
567 statutes, provided insofar as the proceedings of this section are  
568 inconsistent with any general statute or special act, or any resolution or  
569 ordinance of the city of Stamford, this section shall be controlling.

570 (2) Except as specifically provided in this section, all other statutes,  
571 ordinances, resolutions, rules and regulations of the state of  
572 Connecticut and the city of Stamford shall be applicable to the  
573 property, residents and businesses located in the district. Nothing in  
574 this section shall in any way obligate the city of Stamford to pay any  
575 costs for the acquisition, construction, equipping or operation and  
576 administration of the improvements located within the district or to  
577 pledge any money or taxes to pay debt service on bonds issued by the  
578 district except as may be agreed to in any interlocal agreements  
579 executed by the city of Stamford and the district.

580 (o) At the option of the city of Stamford by vote of its board of  
581 representatives, the district shall be merged into the city of Stamford if  
582 no bonds are issued by the district within ten years after the effective  
583 date of this section or after the bonds authorized by this section are no  
584 longer outstanding and any property that is owned by the district shall  
585 be distributed to the city of Stamford.

586 (p) This section, being necessary for the welfare of the city of  
587 Stamford and its inhabitants, shall be liberally construed to affect the  
588 purposes hereof.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>from passage</i>	New section
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***Statement of Legislative Commissioners:***

Throughout the bill, technical changes were made for accuracy and consistency with standard drafting conventions.

***FIN***      *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

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### ***OFA Fiscal Note***

***State Impact:*** None

***Municipal Impact:***

Municipalities	Effect	FY 19 \$	FY 20 \$
Stamford	Potential Cost	Minimal	None

### ***Explanation***

The bill allows for the establishment of the Transportation Center Improvement District in Stamford. There is a minimal, one-time cost to the City of Stamford associated with holding any public meetings or referenda, and with publishing associated public notices necessary to establish the district.

The bill allows the district to issue revenue bonds to support its duties. This has no impact to the city or the state, as the language specifies that such revenue bonds are not the responsibility of the City of Stamford or the State of Connecticut.

Depending on the extent of services provided by the district, there could be a savings to the City of Stamford as the costs of providing public services shifts from the City to the District.

### ***The Out Years***

The fiscal impact identified is anticipated to be a one-time cost and would have no impact in the out years.

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**OLR Bill Analysis**

**sSB 527**

***AN ACT ESTABLISHING THE TRANSPORTATION CENTER  
IMPROVEMENT DISTRICT WITHIN THE CITY OF STAMFORD.***

**SUMMARY**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Finance, Revenue and Bonding Committee

Joint Favorable

Yea 51 Nay 0 (04/05/2018)